

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 12, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 12, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bennett Millstein, Vice-Chairman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF September 6, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 6, 2011. The motion passed unanimously.

COMMUNICATIONS

The Department of Transportation submitted a list of land payment vouchers, not in excess of \$5,000, which were processed during the month of August 2011, as required by Section 13a-73(h) of the Statutes.

Mr. Dillon provided the Board with copies of a letter dated September 9, 2011 from DAS Commissioner Donald J. DeFronzo regarding coordinating state agency space needs, and DAS efforts to accommodate state agencies in state-owned space.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 11 - 168 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-037
Grantor: Monmouth Real Estate Investment Corporation
Property: 50 Hollow Tree Lane, Newington, CT

Project Purpose: New Britain/Hartford Busway

Item Purpose: Acquisition of approximately 2,581 sq. ft. easement for transportation purposes, 5,560 sq. ft. easement to slope for drainage associated site improvements, 150 lf right to relocate a fence, 35 sq. ft. right to relocate electrical conduit and the right to rebuild a 100 sq. ft. riprap channel.

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Ms. Goodhouse reported that the Board voted on August 22, 2011 to suspend review of the item pending receipt of information regarding the extinguishment of the Grantor's appurtenant right to use land of the National Railroad Passenger Corporation et al for a pass way. Subsequently, DOT resubmitted the item with corrections to the acquisition map, showing that DOT would acquire and extinguish the Grantor's appurtenant right. DOT also provided a statement from the appraiser indicating that, due to the subject property's nature and situation, DOT's acquisition of the right to cross the railroad property would not affect the damages to be paid to the Grantor. Ms. Goodhouse recommended approval of the item.

REAL ESTATE- NEW BUSINESS

PRB # 11 - 190 **Transaction/Contract Type:** RE / Assignment of Easement
Origin/Client: DOT / DOT
Project Number: 029-096-1A
Grantee: Town of Colebrook
Property: Easements and Rights along Wolfords Hill Road, Colebrook

Project Purpose: DOT, Assignment of Easements

Item Purpose: Assignment of easement and drainage right-of-way for highway purposes pursuant to agreement No.1.11-03(06) dated June 8, 2006 between the State and the Town of Colebrook in connection with the replacement of Bridge No. 05144 on Wolfords Hill Road.

Mr. Dillon said that the Board's approval of this item is requested by DOT in order to incorporate changes that are required by the Office of the Attorney General to the quitclaim deed to the Town of Colebrook. The deed is as reviewed by the Board in File #11-044 with the modification that the legal description now includes specific reference to the acquisition map recorded in the Town of Colebrook land records.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 11-191 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-NN-654 **Origin/Client:** DPW / DPW
Contract: OC-DPW-ROOF-0015 Task Letter #1B
Consultant: Gale Associates, Inc.
Property: Hartford Regional and Dempsey Centers, Newington and Putnam, CT

Project Purpose: Evaluation and Design of Roof Replacement Projects

Item Purpose: Task Letter #1B intended to reduce the consultant's overall fee based on the deletion of a portion of the design scope and subsequent reduction in construction administration services.

Mr. Dillon reported that Gale Associates, Inc. had been tasked with providing roof design and construction administration services to replace roofs on five buildings under the custody of the Department of Developmental Services located at the Dempsey Center in Putnam, and the Hartford Regional Center in Newington. Due to budget constraints, DDS requested that the project scope be revised to exclude roof renovations at the Dempsey Center. Task Letter #1B is a credit in the amount of \$2,650 and results from the reduction in construction administration services necessary for the revised project scope.

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OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-168 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-168. The motion passed unanimously.

PRB FILE #11-190 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11- 190. The motion passed unanimously.

PRB FILE #11-191 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-191. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary